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## BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL ADVISORY BOARD MINUTES OF THE MARCH 7, 2017 MEETING

The meeting of the Bayshore/Gateway Triangle Community Redevelopment Advisory Board was called to order by Chairman, Maurice Gutierrez at 6:00 p.m. at the CRA Office, 3570 Bayshore Drive, Unit 102.

- I. **Roll Call:** Present: Advisory Board Members: Maurice Gutierrez, Steve Main, Mike Sherman, Karen Beatty, Peter Dvorak, Chuck Günther, Shane Shadis, and Larry Ingram. Ron Kezeske, Excused.  
  
**CRA Staff Present:** Shirley Garcia, Operations Coordinator; Michelle Arnold, PTNE Director; Tim Durham, County Managers Office; and Elly McKuen, Project Manager.
- II. **Pledge of Allegiance**
- III. **Adoption of Agenda:** A motion to approve the agenda was made by Steve Main, seconded by Karen Beatty. The motion passed unanimously.
- IV. **Adoption of Minutes:** A motion to approve the February 7, 2017 minutes was made by Peter Dvorak, seconded by Mike Sherman. The motion passed unanimously.
- V. **Introductions from Botanical Gardens:**  
Donna McGinnis, new Executive Director/CEO with the Naples Botanical Gardens, introduced herself to the committee and the community. She also introduced Deputy Director, Chad Washburn. Ms. McGinnis provided a brief biography of herself and then outlined some upcoming programs being offered at the Gardens. One program of note was the free summer camp for Avalon and Shadowlawn Elementary students. It was noted that the Naples Botanical Gardens is ranked one of the highest among other gardens because of climate in the area which gives it the flexibility of growing seasons. Ms. McGinnis mentioned she is excited about the continuing relationship with the Bayshore CRA and the community and is encouraged about all the new developments in the area. The Gardens looking forward to the Thomasson Drive improvement and coordinating on the plantings in the roundabout.
- VI. **Project Updates:**  
  
CRA staff provided an update for the following projects:
  1. **Gateway Triangle Properties:** CRA staff, the County's Real Property Section, the developer and representatives from the cell tower, Crown Castle, met on February 22 to discuss the relocation of the tower on the triangle property. The cell tower company has an existing site located at 2370 Kirkwood Avenue that they are investigating the possibility of combining the tenants both towers.

2. **Solstice f/k/a Cirrus Point:** Staff has been referring numerous inquiries from investors to the owners of Cirrus Pointe to assist with the development of the property. There have been many inquiries on workforce housing and questions if the density bonus would be applicable.
3. **The Garden School:** The construction is still ongoing and they anticipate completion later this year.
4. **Microbrewery:** Ankrolab Brewing still has some very minor corrections to make, the owner is thinking about adding a silo in the front or side if that is allowable. Staff has been working with County Fire review staff and the assigned planner (Chris Scott) to work out a location on site to avoid a variance, if possible.
5. **Sugden Park Pathway:** Staff submitted a HUD CDBG grant application on March 1<sup>st</sup> for the shortfall construction cost of \$150,000. Community and Human Services Division will announce awardees in early June.
6. **Karen Dr. Stormwater:** The bids were opened on February 7<sup>th</sup>. The lowest responsive, responsible bidder was JRL Underground Utilities. They are a Section 3 contractor which is one of the requirements for the CDBG grant funding. Staff is working with Procurement Division to get the low bidder approved and the contract approved by the Board of County Commissioners at the March 14<sup>th</sup> meeting. Construction is anticipated to start in mid April.
7. **Fire Suppression:** Staff is also requesting \$750,000 through the Florida Legislative process. HB3327 outlines the request and if funded, money will come from Florida Department of Environmental Protection. The session begins March 7<sup>th</sup>. The Committee was encouraged to email Representative Rommel and Senator Passidomo.
8. **Food Truck Park:** GMD staff held the SDP pre-application meeting on February 7<sup>th</sup> with the owners, engineer, architect and landscape designer to discuss outstanding items required for approval. The improvements include a culinary park, with 8 food truck locations, a tiki bar with covered seating, moorings along the seawall for boaters and wall seating behind the sidewalk along Bayshore Drive.
9. **Thomasson Drive:** Per the BCC's directive staff will work with Mr. Ackerman and bring back the item in March.
10. **Trio:** Demolition and clearing will be completed by March 8<sup>th</sup> and site work will begin soon after that. Navy Blue screening, matching the project branding, was installed on March 1<sup>st</sup>. The sales trailer is on site and has garnered a lot of interest from the public and local realtors. Mr. Fortino expressed his excitement for the public's interest of the project which will 'ignite the financing of the project'.
11. **Parking Study:** The consultant presented the draft parking needs analysis to the advisory committee and it was not well received. There were several issues brought up by the committee as well as the public that attended the meeting. A recommendation was made by the committee to have staff research all vacant lots and asking price which could be used for a parking lot to support the restaurant in the

district. The Committee also asked staff to secure a realtor to negotiate the purchase of the lot purchase.

12. **Race Trac:** The hearing date has been changed to **March 28<sup>th</sup>, 2017** before the BCC. Vern Hemmett, a longtime resident in the area, sent an email to those interested residents to advise of the change in meeting dates and urged the residents to continue to communicate with the Commissioners about the issue, especially the newly appointed ones.
13. **Redevelopment Plan Update:** Four proposals were submitted by firms to complete the Plan Update. The selection committee will be reviewing the proposals and hearing presentations from each firm on March 21, 2017.
14. **Western Bike Shop:** The Notice to proceed has been sent and the owners have one year to complete all renovations and payments to the contractor for 50% reimbursement.
15. **CRA 17 Acres:** The draft RFP has been completed. Staff will be submitting the draft to the CRA committee members for comments and suggestions. Working with the County's Procurement Division, the RFP is anticipated to be published mid March. There will be a 30-day solicitation period. Conceptual plans are being requested.
16. **CRA Loan Refinance:** The BCC has approved the loan refinance, Office of Management and Budget has the refinancing documents.
17. **Central Park Bus Station SDP Pre-App:** A Site Development Plan pre-application meeting was held on February 2<sup>nd</sup> at the Growth Management Department. The property owner and his engineer were in attendance. The Greyhound Bus Station building will be demolished and a new 3-unit flex-space will be constructed. A timeline has not been determined for the improvements to be made.
18. **2672 Davis Blvd. (vacant land) Retail SDP Pre-App:** This is a vacant parcel located on the south side of Davis Boulevard. A Site Development Plan pre-application meeting was held on March 2<sup>nd</sup>. The owner will construct a flex-space building with parking. There are some large oak trees on site and during the pre-application meeting CRA staff requested that the developer save as many mature trees as possible. In addition, CRA staff requested that instead of the installing the minimum landscape requirements along Davis Boulevard that the owner look at more mature, larger caliper trees and shrubs to soften the area along the frontage of Davis Boulevard.

## VII. MSTU's Project Updates:

The Haldeman Creek MSTU met at 4:00 p.m. before the CRA meeting. The topic discussed during their meeting was the surveying and clearing of 300 feet along the creek on the south side of U.S. 41 at the bridge. The focus is to locate the MSTU's right of way and then clear mangroves/exotics along the shoreline. This project is in conjunction with the County's stormwater section that is relocating the weir on the north side of the bridge. The surveyor has the notice to proceed. Once the survey has marked the creek boundaries, the contractor, Earth Balance will be notified and will remove the exotics and

trim the mangroves in the area. The next Haldeman Creek MSTU meeting will be May 2, 2017.

The Bayshore Beautification MSTU meeting will meet the following day. The project update is part of the packet for the committee to read. There were no questions regarding their update.

**VIII. Request for Payments:** None other than routine operational. All invoices are located in the book for review.

**IX. New Business:**

**a. New Hire Senior Project Manager:** Tami Scott's anticipated start date is March 20, 2017. She will be in the office on March 22.

**X. Old Business:** The CRA Annual Workshop with the CRA Board will be on April 4<sup>th</sup>, 2017. The time changed from 1pm to 9am.

**XI. Advisory Board General Communications:** Tim Durham discussed House Bill 13 that could eliminate CRA's, not allow new CRA's from being formed and the current CRA's from spending money after October 1, 2017, which would just shut them down.

Karen Beatty asked about the status of the new CRA Director. Staff advised that the posting for the job closes on March 16<sup>th</sup>, and a selection committee will conduct the initial interviews.

Staff mentioned Bay Days April 8<sup>th</sup> to clean up Haldeman Creek and if there were any volunteers there is a sign-up sheet on the table.

Peter Dvorak wanted to talk about starting up a program called Little Free Library, which involves establishing neighborhood small book boxes located on the side streets with free books to share. Participants would be free to take books home or drop off their unwanted books. He would take charge of this program and was just asking about any input from everyone.

Karen Beatty wanted to talk about a Community Solar Coop, the Botanical Gardens had a seminar on it and she wanted to inquire about how the committee felt about getting something like this in our area.

**XI. Citizen Comments:** There were no citizen comments.

**XII. Next Meeting Date:** The next CRA advisory committee meeting is April 4, 2017

**XIII. Adjournment** – The meeting adjourned at **7:25 p.m.**



Approved by Maurice Gutierrez, CRA-AB Chairman